



AGENDA
US 441&27 COMMUNITY REDEVELOPMENT AGENCY
COMMISSION CHAMBERS, CITY HALL
MONDAY, JULY 13, 2015 5:15 PM

1. CALL TO ORDER

Invocation

Pledge of Allegiance to the Flag of the United States of America

2. APPROVE MINUTES:

A. Regular meeting held September 8, 2014

3. RESOLUTIONS:

A. Resolution of the US Highway 441/27 Community Redevelopment Agency approving the Findings of Necessity Report, Expansion of boundaries, and Extension of timeframe to thirty (30) years; and providing an effective date.

4. ROLL CALL:

5. ADJOURN:

**MINUTES OF THE US HIGHWAY 441 / 27 COMMUNITY
REDEVELOPMENT AGENCY MEETING
MONDAY, SEPTEMBER 8, 2014**

The US Highway 441/27 Community Redevelopment Agency held a regular meeting Monday, September 8, 2014. Chairperson Christian called the meeting to order at 5:22 p.m. with the following members present:

Commissioner Elise Dennison
David Knowles
Chairperson John Christian

Commissioner Jay Hurley and Commissioner Bill Polk were absent. Others present were City Manager (CM) Al Minner, City Clerk (CC) Betty Richardson, City Attorney (CA) Fred Morrison, Deputy City Clerk (DCC) J. Andi Purvis, the news media, and others.

Commissioner Knowles gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America at the Greater Leesburg Community Redevelopment Agency meeting immediately prior to this meeting.

**APPROVED MINUTES OF US HIGHWAY 441 / 27 CRA MEETING HELD
SEPTEMBER 10, 2012**

Commissioner Dennison moved to approve the minutes of the meeting held September 10, 2012 and Commissioner Knowles seconded the motion.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Knowles	Yes
Chairperson Christian	Yes

Three yeas, no nays, the Commission approved the minutes.

**APPROVED MINUTES OF US HIGHWAY 441 / 27 CRA MEETING HELD
SEPTEMBER 23, 2013**

Commissioner Dennison moved to approve the minutes of the meeting held September 23, 2013 and Commissioner Knowles seconded the motion.

The roll call vote was:

Commissioner Knowles	Yes
Commissioner Dennison	Yes
Chairperson Christian	Yes

Three yeas, no nays, the Commission approved the minutes.

**ADOPTED RESOLUTION 22 APPROVING THE AMENDED FISCAL YEAR
2013-14 BUDGET**

Commissioner Knowles introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

**MINUTES OF THE US HIGHWAY 441 / 27 COMMUNITY REDEVELOPMENT
AGENCY MEETING MONDAY, SEPTEMBER 8, 2014**

A RESOLUTION OF THE US HIGHWAY 441/27 COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA,
APPROVING THE AMENDED FISCAL YEAR 2013-14 BUDGET;
APPROPRIATING CERTAIN FUNDS TO SPECIFIC
REDEVELOPMENT PROJECTS; AND PROVIDING AN EFFECTIVE
DATE

Commissioner Knowles moved to adopt the resolution and Commissioner Dennison seconded the motion.

Chairperson Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Knowles	Yes
Chairperson Christian	Yes

Three yeas, no nays, the Commission adopted the resolution.

**ADOPTED RESOLUTION 23 APPROVING THE FISCAL YEAR 2014-15
BUDGET**

Commissioner Dennison introduced the resolution to be read by title only. CC Richardson read the resolution by title only, as follows:

A RESOLUTION OF THE US HIGHWAY 441/27 COMMUNITY
REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA,
APPROVING THE FISCAL YEAR 2014-15 BUDGET;
APPROPRIATING CERTAIN FUNDS TO SPECIFIC
REDEVELOPMENT PROJECTS; AND PROVIDING AN EFFECTIVE
DATE

Commissioner Knowles moved to adopt the resolution and Commissioner Dennison seconded the motion.

Chairperson Christian requested comments from the Commission and the audience. There were none.

The roll call vote was:

Commissioner Knowles	Yes
Commissioner Dennison	Yes
Chairperson Christian	Yes

Three yeas, no nays, the Commission adopted the resolution.

**MINUTES OF THE US HIGHWAY 441 / 27 COMMUNITY REDEVELOPMENT
AGENCY MEETING MONDAY, SEPTEMBER 8, 2014**

ROLL CALL:

Commissioner Dennison – nothing.
Commissioner Knowles - nothing.
Chairperson Christian – nothing.

ADJOURN:

Commissioner Knowles moved to adjourn the meeting. The meeting adjourned at 5:24 p.m.

Chairperson

ATTEST:

Betty M. Richardson
City Clerk

J. Andi Purvis
Recorder



AGENDA MEMORANDUM

Item No: 3A.

Meeting Date: July 13, 2015

From: Ken Thomas, Housing & Redevelopment Manager

Subject: Resolution approving the US Highway 441/27 Findings of Necessity Report, Expansion of boundaries and Extension of timeframe

STAFF RECOMMENDATION:

Staff recommends approval of the resolution adopting the US Hwy 441/27 CRA Findings of Necessity Report, Expansion of CRA boundaries and Extending the timeframe thirty (30) years.

Analysis:

The City of Leesburg is proposing to expand the boundaries of the existing US Highway 441/27 CRA, extension of timeframe to thirty (30) additional years and expansion of the boundaries to assist in eliminating and preventing further blighted conditions that are detrimental to the economic and social sustainability of the Area. Florida Law (Chapter 163, Part III) requires that a "Finding of Necessity Report" is adopted by the local government to assist in eliminating and/or preventing blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies are leading to economic distress or endanger life or property.

The existing US Highway 441/27 CRA is approximately 2,541.75 +/- acres and the expansion area will increase the size of the entire Redevelopment Area to approximately 2,648.19 +/- acres. This will amount to an increase of 106.44 +/- acres.

The completed US Highway 441/27 Findings of Necessity (FON) Report relies substantially on the 2014 tax roll data supplied by the Lake County Property Appraiser. Determining if blighted conditions exist within the Study Area is the initial step in ascertaining the expansion area's appropriateness as a community redevelopment area and inclusion in the US Highway 441/27 CRA.

Based on the findings of the report, the study area contains commercial structures that are deteriorating and represent a safety and health hazard. Many of the developed and undeveloped commercial sites in the study area are not maintained. There is uncontrolled dumping of trash and construction debris. Abandoned materials can be found on vacant lots. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas. A windshield survey was conducted in January of 2015 to identify deteriorated or dilapidated structures. A structure was categorized "dilapidated" if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. The survey determined that approximately 5 or more structures were dilapidated as of January 2015.

Improvements can be made to the pedestrian facilities with the addition of pedestrian scale lighting and shelters. In addition, the area has experienced a more significant problem with theft-related crimes. The problems associated with abandoned, derelict buildings can be seen as a catalyst for encouraging criminal activity. If the Finding of Necessity and boundaries expansion are adopted the established CRA will amend the Redevelopment Plan to address the expanded area and new findings.

Options:

1. Approve the resolution adopting the Findings of Necessity Report, extending the timeframe and expanding the boundaries; or
2. Such alternative action as the Commission may deem appropriate.

Fiscal Impact:

None

Submission Date and Time: 7/8/2015 3:18 PM

Department: _____ Prepared by: _____ Attachments: Yes___ No ___ Advertised: ___Not Required ___ Dates: _____ Attorney Review : Yes___ No ___ _____ Revised 6/10/04	Reviewed by: Dept. Head _____ Finance Dept. _____ Deputy C.M. _____ Submitted by: _____ City Manager _____	Account No. _____ Project No. _____ WF No. _____ Budget _____ Available _____
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RESOLUTION NO. _____

RESOLUTION OF THE US HIGHWAY 441/27 COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA; ADOPTING THE FINDING OF NECESSITY STUDY REPORT DATED FEBRUARY, 2015; EXPANDING THE AGENCY BOUNDARIES; EXTENDING THE TIME CERTAIN TO IMPLEMENT THE COMMUNITY REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Leesburg adopted the Finding of Necessity under Florida Statutes 163.340 (2005), for the creation of an Community Redevelopment Agency for the US Highway 441 & 27 Area of Leesburg; and

WHEREAS, the City Commission has adopted Ordinance No. 06-13 on February 13, 2006, finding that there is a need for a Community Redevelopment Agency to function in the City of Leesburg to carry out the purpose of Chapter 163, Part III, Florida Statutes in the portion of the City known as US Highway 441 & 27 Area; and

WHEREAS, through adoption of Ordinance 06-13 the City Commission approved the Community Redevelopment Agency, Finding of Necessity and Area Boundaries; and providing an effective date; and

WHEREAS, the City Commission currently recognizes the need to extend the duration of the US Highway 441/27 CRA for an additional time period of 30 years in order to complete a number of capital projects; and

WHEREAS, an updated Finding of Necessity Report and expanded boundaries of the redevelopment area as contemplated by Part III, Chapter 163, Florida Statutes, has been prepared which updates the 2006 Finding of Necessity Report and identifies blighted conditions in the Community Redevelopment Area; and

WHEREAS, the CRA Board must extend its boundaries to facilitate additional redevelopment needs in the community, and extend the time certain within which the Community Redevelopment Agency may implement the modified Redevelopment Plan; and

WHEREAS, the CRA Board found that existing properties within the district appear deteriorated, exhibit faulty lot layout, and inadequate and outdated building density patterns; and

WHEREAS, the CRA Board has found visible blight in the public areas and spaces within the district; and identified a need to improve, repair and maintain public facilities and structures therein; and

WHEREAS, the CRA Board has found dilapidated structures in need of demolition; and

WHEREAS, the CRA Board believes that greater occupancy of commercial buildings and new commercial development by viable businesses will preserve and enhance the commercial tax base. In addition, specific promotional activities within commercial districts will further increase the rate of viable businesses, expand the consumer base and enhance commercial tax returns; and

WHEREAS, proper and timely notice has been given to the public and to each taxing authority which levies ad valorem taxes on taxable real property lying within the geographic boundaries of the 27/441 Redevelopment Area as defined in the U.S. Highway 441/27 Redevelopment Plan, and no objections have been received from Lake County to the acts of the City of Leesburg in this Resolution; and

WHEREAS, the Local Planning Agency has held a public hearing, and has reviewed and approved the U.S. Highway 441/27 Findings of Necessity Report of 2015 attached hereto as Exhibit "A" and has provided its written recommendations thereon; and

WHEREAS, the City Commission has scheduled a timely public hearing to consider adoption of this Resolution;

NOW, THEREFORE, BE IT ORDERED by the US Hwy 441/27 CRA Board of the City of Leesburg, Florida as follows:

SECTION 1: The recitals set forth above are hereby adopted as legislative findings of the CRA Board of the City of Leesburg.

SECTION 2: The City of Leesburg hereby accepts the new Finding of Necessity Report and expansion of boundaries for the US Highway 441/27 CRA in its entirety and attached hereto as Exhibit "A". This action will have the effect of expanding the boundaries of the Community Redevelopment Agency for the U.S. 441/27 Redevelopment Area, and extending the time certain for implementing the Redevelopment Plan. In taking this action, the City Commission finds:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist within the U.S. 441/27 Redevelopment Area; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of the U.S. 27/441 Community Redevelopment Area, including the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality; and

(3) Within the U.S. 441/27 Community Redevelopment Area, there are abandoned, dilapidated, and blighted business and commercial structures which are in substantial need of redevelopment, rehabilitation, or demolition, the redevelopment of which would aid in the overall economic conditions, and public health and safety conditions, within the Redevelopment Area and the City of Leesburg as a whole.

SECTION 3: Conflicts: All Resolutions that are in conflict with this Resolution are hereby repealed, vacated and nullified.

SECTION 4: Severability: If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5: Effective Date: This Resolution shall become effective upon its passage and adoption according to law.

PASSED AND ADOPTED at the regular meeting of the CRA Board of the City of Leesburg, Florida held on the 13th day of July, 2015.

THE CITY OF LEESBURG, FLORIDA

By: _____
Chairperson

ATTEST:

Secretary / City Clerk

Finding of Necessity Study Report

February 2015

CITY OF LEESBURG US HIGHWAY 441/27 COMMUNITY REDEVELOPMENT EXPANSION AREA

Prepared By:



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INTRODUCTION

I. INTRODUCTION

Florida Law (Chapter 163, Part III) allows modifications to existing Redevelopment Plans which may include a change in the boundaries of the redevelopment area to add land.

This report provides the required findings of blight as identified in Section 163, Part III, Florida Statutes (F.S.), the “Redevelopment Act,” in order to enable the expansion of the US Highway 441/27 CRA. The Study Area encompasses approximately 106.44 ± acres, not including US highway 441 Right-Of-Way, within the City of Leesburg, so it may be included in the community redevelopment area.

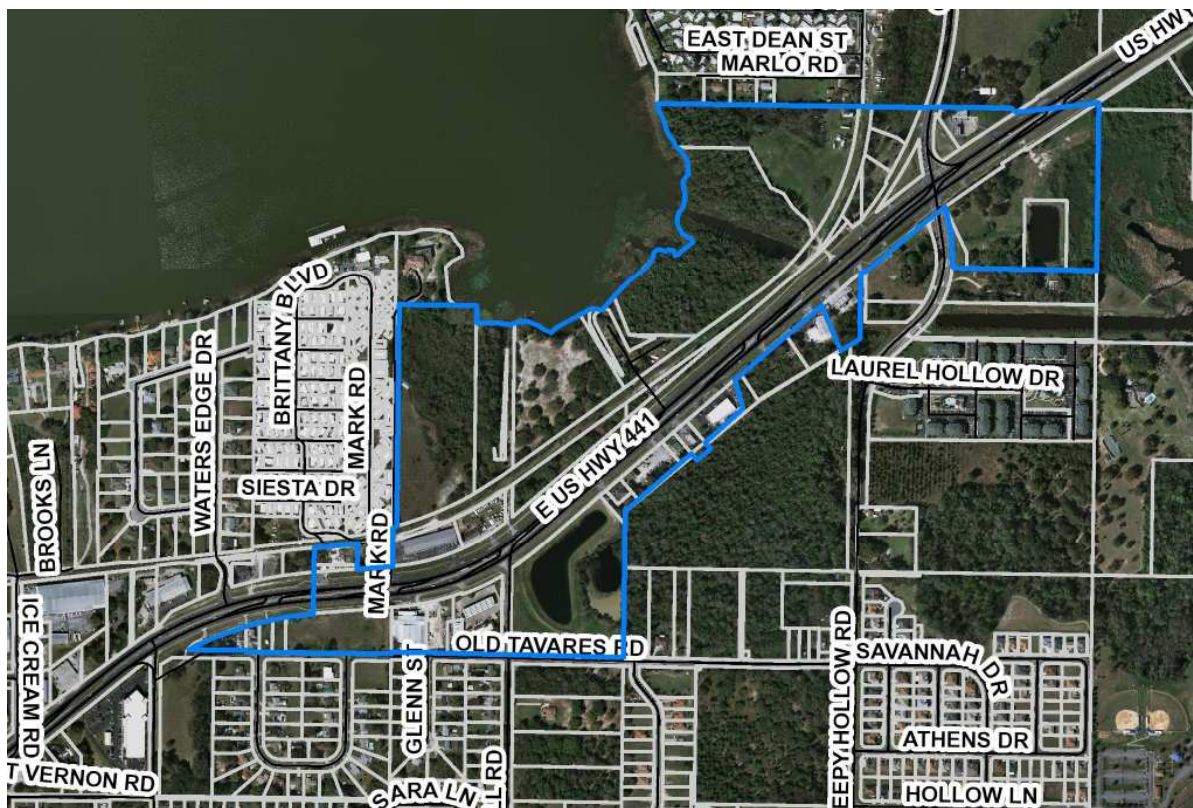
This analysis relies substantially on 2014 tax roll data supplied by the Lake County Property Appraiser, interpretations of City staff-supplied data, and visual inspections/site visits of properties.

STUDY AREA BOUNDARIES

II. STUDY AREA BOUNDARIES

The analysis is confined to a specific geographic area of approximately $106.44 \pm$ acres, not including all Highway 441 right-of-way. Map A depicts the proposed redevelopment expansion area boundaries. The existing US Highway 441/27 CRA area is approximately $2,541.75 \pm$ acres and the expansion area will increase the size of the entire Redevelopment Area to approximately $2,648.19 \pm$ acres. The Study Area is located entirely within the jurisdiction and control of incorporated Leesburg.

Map A - Study Area Boundaries Aerial



MAP B PROPOSED CRA EXPANSION AREAS



OBJECTIVES AND PURPOSE

III. OBJECTIVES AND PURPOSE OF THE REDEVELOPMENT ACT

The purpose of the Redevelopment Act is to assist local governments in eliminating and/or preventing blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. The following paragraphs describe those blighted conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for creating and implementing policies and programs.

- *Section 163.335 (1)... there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.*
- *Section 163.335 (2)... certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*

- *Section 163.335 (3)... the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*
- *Section 163.335 (4).... that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.*
- *Section 163.335 (5)... the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.*
- *Section 163.335 (6)... there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.*
- *Section 163.335 (7)... the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.*

Under the Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that blight conditions are extant within the defined study area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety and welfare. If an area has such blighted conditions, the governing body would have to establish a Community Redevelopment Agency (CRA). In the case of the US Highway 441/27 Expansion Area, an Agency exists for the property located immediately adjacent to the Study Area, and the local governing body will continue to utilize this for management of the CRA in the Study Area. The current Redevelopment Agency is the legal unit acting for the City of Leesburg. The Redevelopment Agency would direct the preparation of the Community Redevelopment Plan for the area described in the “Findings of Necessity Resolution.” The Community Redevelopment Plan will be amended to address the expansion area located in the Study Area. The plan will provide physical information on the redevelopment area and identify potential programs and project types that can diminish or eradicate the specified blighted conditions.

A redevelopment plan is subjected to a compliance review that is conducted by the local planning agency (LPA) before it may be submitted to the City Commission for approval. In the case of the City of Leesburg, the Planning Commission is the LPA. The LPA has sixty days to review the redevelopment plan for its conformity with the City’s Comprehensive Development Plan. After receiving comments and recommendations from the LPA, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan after public notice has been placed within the accepted general circulation newspaper of the area.

The next step is the creation of the Redevelopment Trust Fund, established by ordinance and adopted by the City Commission, the governing body that created the CRA. The most recent real property certified tax roll prior to the effective year of the ordinance shall be used to establish the “base year” within the redevelopment area in order to calculate the tax increment. In the City of Leesburg’s case, the assumed timetable to move forward implies that the calculation of the tax increment will utilize the 2014 certified rolls for the proposed expansion area.

Subsequent to the establishment of the redevelopment structure described above, the trust fund becomes funded upon the availability of tax increment revenues. Tax increment revenues become available as the result of increased property assessments associated with new development and redevelopment activities within the redevelopment area after the base year. Funds allocated to and deposited into the trust account are to be used by the CRA to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan.

Prior to the City adopting any resolution or ordinance to approve a community redevelopment plan or establish a redevelopment trust fund, the governing body must provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action. It is assumed that the following entities with ties and relationships to the City of Leesburg government will receive notice of any actions arising from either the findings of necessity analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- *Lake County Government*
- *City of Leesburg*
- *Lake County School Board*
- *St. Johns River Water Management District*
- *Lake County Water Authority*
- *North Lake Hospital District*

Other entities, including those listed above, that may also exercise certain jurisdiction or control within the same legal boundaries defined for this study will not, as a matter of law or policy of the City, experience any diminution in their ad-valorem revenues arising from the adoption of a resolution that defines or finds blight as described herein. These entities, such as St. Johns River Water Management District (SJRWMD) and the Lake County School Board are likely to experience an increase in their revenues over time as the result of such actions.

A. Declaration and Process

If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

In addition to the requirements of Florida Statutes [163.346](#), and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by Florida Statutes [163.362](#)(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.

A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in Florida Statutes [163.355](#).

If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

B. Criteria for Determining Blight

Determining if blight conditions exist within the Study Area is the initial step in ascertaining the expansion area's appropriateness as a community redevelopment area and inclusion in the US Highway 441/27 Community Redevelopment Area. This documentation of blight conditions and supporting analysis shall be referred to herein as the "Findings Report."

This Report describes the physical, economic, and regulatory conditions within the community redevelopment study area that are associated with blight or its causes and discusses the need for a community redevelopment area. LPG Urban and Regional Planners, Inc. staff has inspected the study area and prepared the analysis contained within the Report.

The Redevelopment Act establishes two similar, but discrete, pathways to determine if a study area is a "blighted area," sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

The first alternative (Alternative One) involves the layering of two tests. The first test is broadly conditional and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.

The second alternative (Alternative Two) involves a specific agreement

among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to pass a less rigorous test. As in the first alternative, this test relates to specific criteria and it must conclude affirmatively.

1. Alternative One

The first test for Alternative One requires that a study area identified as a blighted area contain a “substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.”

The second test for Alternative One must prove that the area must be one in “which two or more of the following factors are present.”

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad-valorem tax purposes have failed to show any appreciable increase over 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates are higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area are higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area are proportionally higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

- m. Diversity of ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

2. Alternative Two

The Redevelopment Act also allows that a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by inter-local agreement or agreements with the agency or by resolution, that the area is blighted.”

HISTORICAL PERSPECTIVE

IV. HISTORICAL PERSPECTIVE

US Highway 441/27 Expansion Area in recent years has transitioned from a primarily agricultural area supporting muck farming, citrus and fish farming to more intense commercial uses that rely on the exposure and access to US Highway 441 for viability. The study area is located close to the Leesburg Airport that also provides commercial stimulus to the area.

The airport was constructed in 1942 and was commissioned in January 1943 as Leesburg Army Airfield (AAF). It was used as a United States Army Air Forces training airfield by the Army Air Force School of Applied Tactics at Orlando Army Base. The airfield was closed after the end of World War II and turned over to the City of Leesburg. The area continues to grow as more commercial uses locate along the narrow corridor.

EXISTING CONDITIONS SUMMARY

V. EXISTING CONDITIONS SUMMARY

This section of the report documents the existing conditions within the expansion area including the condition of commercial buildings, land uses, utilities, transportation facilities, and the visual character of buildings.

A. Existing Land Use and Zoning

Of the forty six (46) parcels identified within the study area, all are identified as being in commercial use with the exception of those owned by the City of Leesburg, the State of Florida, or SJRWMD (9 parcels).

1. Land Use

Review of the Future Land Use Map for the City of Leesburg (Map 2) indicates that the majority of the study area is designated as Commercial (69.6+/- acres).

MAP C - Leesburg Future Land Use

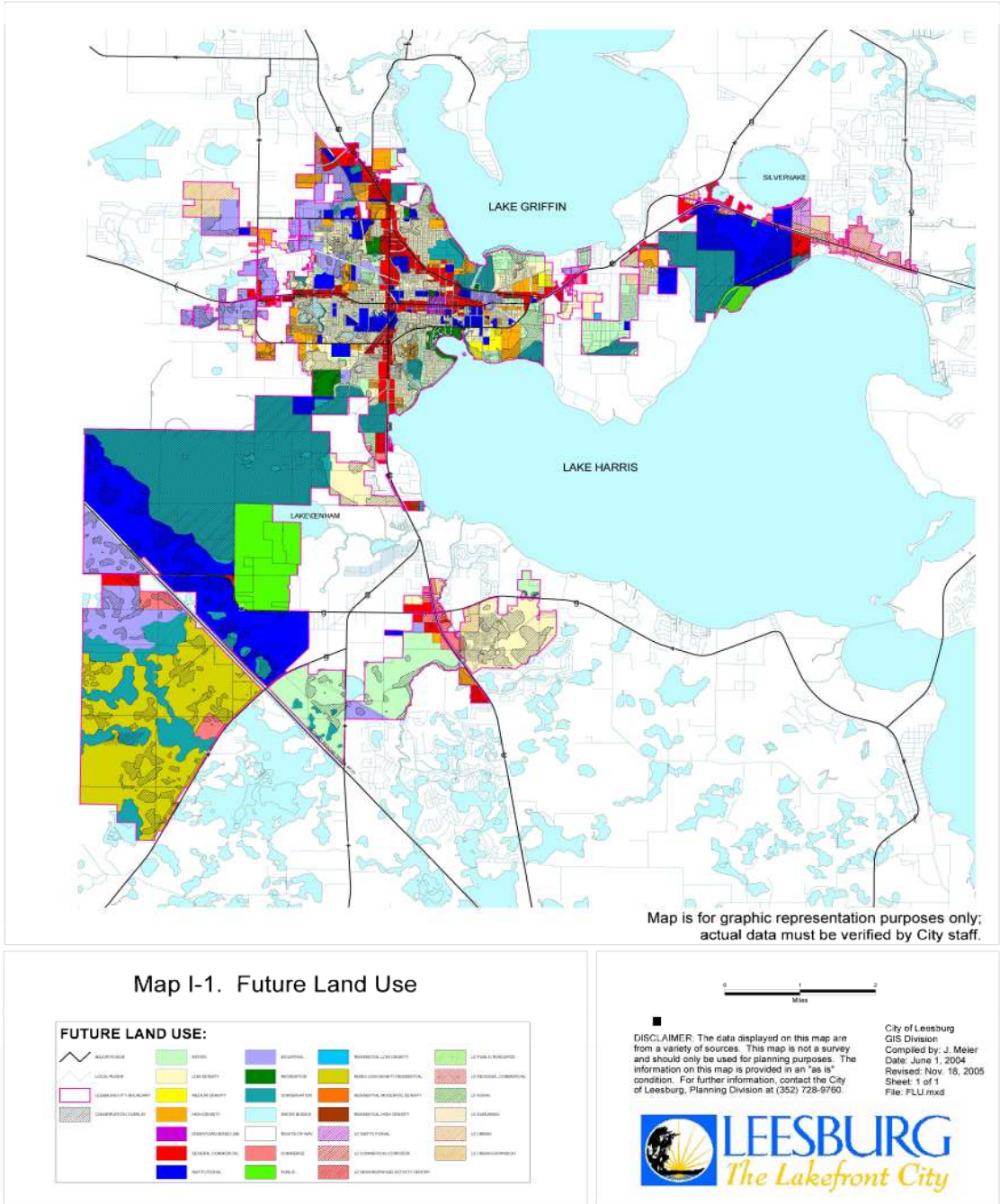


TABLE 1 DEVELOPED LANDS/EXISTING LAND USE/VACANT LAND						
Categories	Developed Lands			Vacant Land		
	No. of Properties	Acres	%	No. of Properties	Acres	%
Residential	0	0	0%	0	0	0%
Industrial	0	0	0%	0	0	0%
Institutional	0	0	0%			
Commercial	37	69.60	65%	11	43.06	40%
Other, e.g. ROW	9	36.84	35%	9	36.84	35%
Non Agricultural				8	20.38	19%
TOTAL	46	106.44	100%	28	100.28	100%

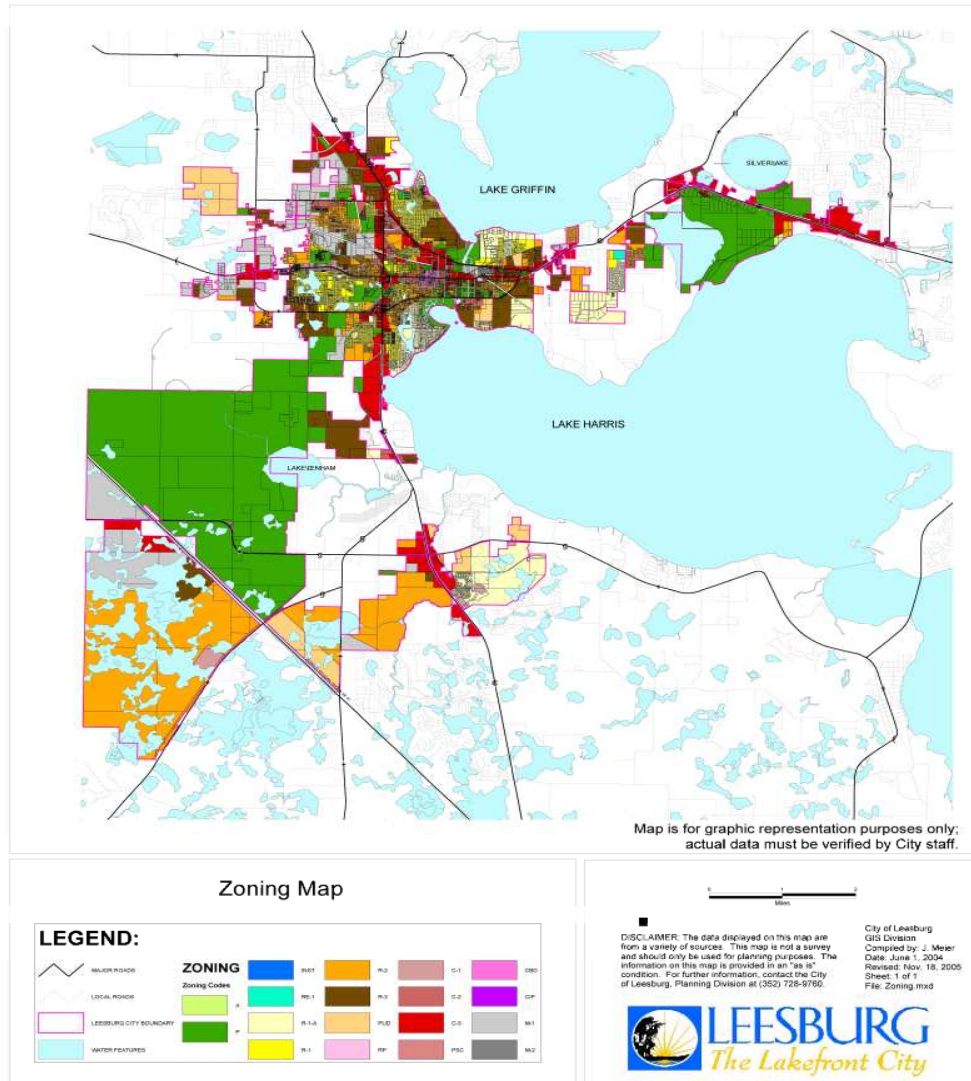
TABLE 2: Future Land Use		
Categories	Future Land Use Acres	
COMMERCE	0	0%
CONSERVATION	0	0%
ESTATE	0	0%
GENERAL COMMERCIAL	69.60	65%
HIGH DENSITY	0	0%
INDUSTRIAL	0	0%
INSTITUTIONAL	0	0%
LOW DENSITY	0	0%
RECREATIONAL	36.84	35%
LAKE COUNTY URBAN	0	0%
RIGHTS-OF-WAY	0	0%
TOTAL	106.44	100%

2. Zoning

Review of the City of Leesburg Zoning Map (Map 3) indicates that the majority of the area is zoned Highway Commercial (C-3). The remaining properties are zoned Public.

TABLE 3: Zoning			
Categories	Existing Zoning		
	No. of Properties	Acres	%
C-1	0	0	0%
C-2	0	0	0%
C-3	37	69.60	65%
CIP	0	0	0%
Commercial	37	69.60	65%
M-1	0	0	0%
Industrial	0	0	0%
P	9	36.84	35%
Public Facilities	9	36.84	35%
R-1	0	0	0%
R-2	0	0	0%
R-3	0	0	0%
PUD	0	0	0%
SPUD	0	0	0%
Residential	0	0	0%
TOTAL	46	106.44	100%

Map D City of Leesburg Zoning Map



B. Lot Value and Site Deterioration**1. Lot Value**

According to the 2014 Lake County Property Appraisers data, 8 commercial properties are in the study area with a value of \$50,000 or less.

2. Site Deterioration

The study area contains commercial structures that are deteriorating and represent a safety and health hazard. Many of the developed and undeveloped commercial sites in the study area are not maintained. There is uncontrolled dumping of trash and construction debris. Abandoned materials can be found on vacant lots

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas. A review of the area indicates a number of deteriorated buildings with boarded up windows, broken glass, broken doors and deteriorated roofs. Buildings which are left abandoned and partly demolished create both a security and safety hazard.

C. Unsafe Condition of Commercial Buildings**1. Age of Commercial Buildings**

Although age of a structure is not considered a blight indicator, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. Some of the structures in the study area were constructed in the 1930's, but the majority were built in the mid to late 1970's and 1980's. These buildings are at least 35 years old.

2. Unsanitary or Unsafe Conditions and Structure Deterioration

A windshield survey was conducted in January of 2015 to identify deteriorated or dilapidated structures. A structure was categorized “deteriorated” if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the point where the structure may be deemed uninhabitable.

A structure was categorized “dilapidated” if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. A dilapidated structure probably cannot be rehabilitated in a cost feasible manner. The study determined that approximately 5 structures were dilapidated as of January 2015. Other structures showed signs of wear and tear that can be attributed to lack of maintenance and weathering due to elements.

D. Vacant Lots and Closed Buildings

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed that the owner has no economic justification to develop the property due to the depressed market value of the area as a whole. In the case of closed buildings, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.

A review of the area indicates a number of deteriorated buildings with boarded up windows, broken glass, broken doors and deteriorated roofs. Buildings which are left abandoned and partly demolished create both a security and safety hazard.

E. Transportation Facilities and Pedestrian Infrastructure

The Study Area’s roadways in general have sidewalks and curb facilities. Improvements can be made to the pedestrian facilities with the addition of pedestrian scale lighting and shelters.

F. Real Estate Development and Investment Activity

Real estate investment in the study area is primarily based on vacant properties that have existing zoning entitlements. Some vacant properties

are on the market.

G. Crime

The Study Area has historically experienced a more significant problem with theft-related crimes than other areas in the City of Leesburg. The problems associated with abandoned, derelict buildings can be seen as a catalyst for encouraging criminal activity.

H. Other Infrastructure

Adequate sewer and water facilities exist in the study area to support future development. Electric is readily available on the north and south parcels.

I. Summary of Existing Conditions

The Redevelopment Act provides little specific criteria or guidance in Section 163.340 (8), F.S., regarding the definition or attributes of deteriorating structures other than implied in the Redevelopment Act which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical or social distress. In the present case, the physical state and the nature of the existing structures have clearly affected the physical, economic and social environment within the Study Area. Commercial buildings are of unacceptable physical condition, which requires major repair or in some cases complete demolition. In addition, some of the non-residential buildings are functionally deteriorated and rendered functionally and physically obsolete by the constraints of the site, structure placement, access and residential platting adapted for commercial use.

The infrastructure that serves the Study Area is capable of meeting the demands of any existing and future development that would materially alter and increase the density of development as it currently stands. The City's vision is of increased non-residential development occurring as part of their redevelopment initiatives in the Study Area.

FINDINGS OF BLIGHT FACTORS

VI. FINDINGS OF BLIGHT FACTORS PRESENT IN STUDY AREA

Of the **fourteen** (14) conditions indicative of blight listed in the Redevelopment Act, our analysis indicates that **Four** (4) of the conditions exist in the Study Area and are retarding the area's immediate and longer term social, economic and physical development. These conditions are a constraint for any significant development or redevelopment within the Study Area. Alternative One requires that at least **two** criteria be satisfied. Alternative Two requires that only **one** criterion be satisfied. Below is a summary of the findings of blight factors based on criteria from Section 163.340, Florida Statutes (F.S.). These blight factors are immediately apparent upon any visual inspection of the Study Area.

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Section 163.340(8)(c), F.S.)

Many commercial lots on the north side of the US Highway 441 corridor are not directly accessible from the highway, but are accessible only after crossing adjacent parcels and easements. Lake Griffin waterfront property development is hampered by the lack of visibility from US Highway 441 and the presence of the Duke Energy property that lies just north of the 441 corridor. Easements across this property are difficult to secure and buried utilities in the area make dual use of this area very difficult.





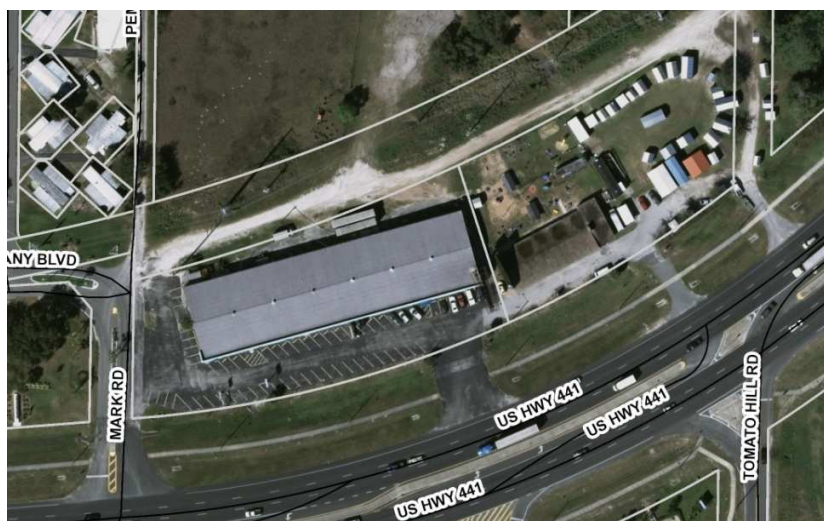


The north side of the corridor frontage is dominated by un-maintained unusable strips of land that are between the highway and the Duke Energy easement. These strips need to be maintained to provide visual access to the development parcels that have frontage on Lake Griffin.





Older developed parcels on the North side of 441 lack depth for re-development using the current setbacks and site design standards. Existing structures will have to be re-developed using the existing structure to maintain their grandfathered status or variances will have to be secured to develop on sub-standard sites.

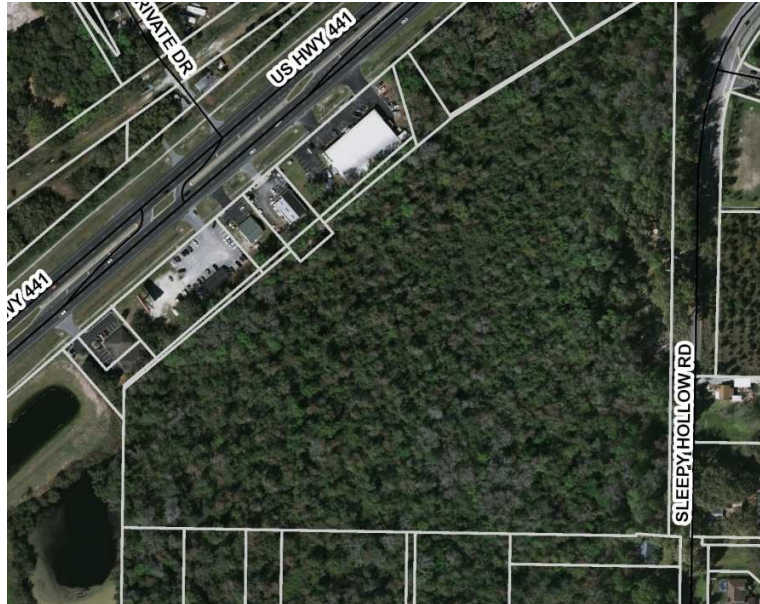




Commercial lots on the southwestern end of the corridor lack depth for development where grid streets intersect with the 441 corridor alignment. Apparent access seems to be the limiting factor on these lots. Abandonment of some of Old Tavares Road would increase the depth of these lots allowing for re-development. New development is occurring just west of these parcels, and seems to be moving into the undeveloped commercial parcels to the east.



Commercial development on the south side of the 441 corridor is limited by the presence of extensive wetlands associated with Lake Harris. Commercial lots are very shallow along the 441 frontage, promoting strip development with parking in front. Re-development of these commercial lots would be limited by the lack of depth and the difficult access to 441.



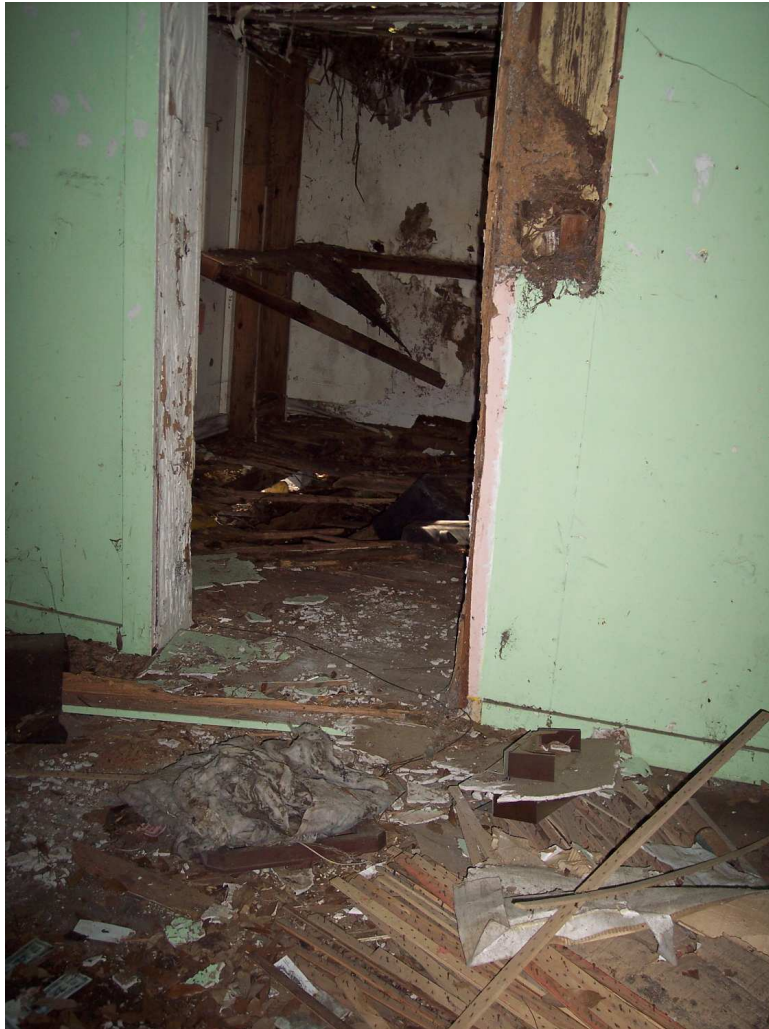


- **Unsanitary or unsafe conditions (Section 163.340(8)(d), F.S.)**

Abandoned, deteriorating buildings and non-maintained properties have resulted in uncontrolled dumping of trash and construction debris. Such lack of security and maintenance present both a sanitary and safety hazard for persons visiting the area. Studies have shown that such vacant lots and abandoned buildings can impair the health of neighborhood residents, encourage criminal activity and raise the risk of fires.









Dumping of lawn waste and garbage is prevalent along the power line and utility easements and the vacant and un-managed properties.





- **Deterioration of site or other improvements (Section 163.340(8)(e), F.S.)**

The area shows a number of examples of a lack of maintenance which has resulted in a deterioration of buildings, fences, landscaping, and other structures. Existing infrastructure has not been maintained.





- **Incidence of crime in the area higher than in the remainder of the county or municipality (Section 163.340(8)(j), F.S.)**

The Study Area has a higher rate of arrests, primarily theft related, relative to other portions of the City of Leesburg. As referred to above, a number of studies have shown that in economically distressed neighborhoods, abandoned houses and buildings can become hangouts for thieves, drug dealers, and prostitutes.

US Hwy 441/US Hwy 27 CRA

1/7/2015

Part I Crimes	2008*	2009	2010	2011	2012	2013	2014
Homicide	0	0	0	0	1	0	0
Forcible Rape	3	10	6	3	7	6	12
Robbery	14	22	25	10	12	12	16
Agg Assault	23	38	21	22	35	31	13
Burglary	40	87	63	57	67	71	72
Larceny	271	484	443	490	408	347	363
Auto Theft	9	25	11	10	19	10	14
Arson	0	0	1	0	0	0	0
Total	360	666	570	592	549	477	490

* Six months only for 2008

A. Conclusion of Alternative Tests

The Study Area is one in which a number of deteriorated structures and underutilized and un-developed land exist and these are materially injurious to both the area and community's overall sustainability. These deteriorated structures and conditions are such that they are "leading to economic distress or endanger life or property" as described in the Redevelopment Act.

Such evidence of deteriorated conditions, together with cited and inferred data that identifies the four dimensions of social, physical and economic hardship associated with the deteriorated conditions and broad decline, demonstrate a substantial record of blight existing throughout the Study Area.

It is the conclusion of this study that multiple criteria exist within the Study Area that would characterize the area to be a blighted area. The existence of these conditions has been confirmed, and therefore the study area meets both tests for the Alternative One method for determination of blight.

The information summarized in this report is sufficient for the City of Leesburg to acknowledge the described conditions and to adopt a resolution that declares the rehabilitation, and redevelopment of the study area is in

the interest of public health, safety, morals and welfare.

B. Next Steps-Modification of the Community Redevelopment Plan and Trust Fund

Modifying the existing Community Redevelopment Plan for the Study Area is the next step in the protocol. A Community Redevelopment Plan must be completed after the City Commission has formally acknowledged the conditions of blight described herein. A resolution approved by the City Commission acknowledging and recognizing the blight condition, and finding the need to modify the community redevelopment plan would achieve this task.

The Community Redevelopment Plan must conform to a variety of criteria established in Section 163.360, F.S. Further, the Community Redevelopment Plan must contain certain elements articulated in 163.362, F.S. Collectively, it is the purpose of such elements to serve as a legal framework for activating strategies, which would contain these blighted conditions, remove such conditions and promote development and or redevelopment that facilitates sound, sustainable growth in the US Highway 441/27 Expansion Area.

The Community Redevelopment Plan need not be a capital improvement plan in the typical sense, but rather a framework for creating and implementing a redevelopment strategy that complies with the dictates of the Redevelopment Act. The completion of a Community Redevelopment Plan must not only meet the legal requirements of the Redevelopment Act but also must also foster and facilitate the attraction of capable and cooperative redevelopment partners.

The process for considering and adopting a Modified Community Redevelopment Plan also requires mailed notices to all taxing authorities as well as published notice. In addition, prior to consideration of any Modified Community Redevelopment Plan, the Community Redevelopment Agency must submit the Plan to the local planning agency of the City for review and recommendations as to its conformity with the City's Comprehensive Development Plan. Upon submission of the Modified Community Redevelopment Plan to the City and to each taxing authority (City of Leesburg, Lake County Government, Lake County Water Authority, North Lake Hospital Taxing District, Lake County School Board, St. Johns River Water Management District), a public hearing concerning the Modified Redevelopment Plan is required to be held. Following such a public hearing and a determination by the City approving the Plan and confirming the various statutorily required findings, the

Modified Community Redevelopment Plan may then be adopted by Resolution.

Following the adoption of the Modified Community Redevelopment Plan, the Study Area will be included in the Community Redevelopment Trust Fund, which is required to be established by City ordinance. The Trust Fund will establish a base year for the Study Area in order to identify tax incremental funds as the valuation of the study area increases. Funds allocated to and deposited into this fund shall be used by the Community Redevelopment Agency to finance community redevelopment identified in the Community Redevelopment Plan.

APPENDIX A – LEGAL DESCRIPTION

Legal Description By Alternate Key Numbers

1182972

1182972

(S20-T19-R25) FROM NW COR OF SW 1/4 OF NE 1/4 RUN S 89DEG 25MIN 01SEC E | 52.22 FT TO E R/W OF RR, SW'LY ALONG SAID E R/W 278.29 FT | FOR POB, RUN S 56DEG 07MIN 34SEC E 182.29 FT TO W'LY R/W ST | RD 44, SW'LY ALONG SAID R/W TO W LINE OF SW 1/4 OF NE 1/4, N | TO S'LY R/W OF RR R/W, NE'LY ALONG RR R/W TO POB | ORB 2336 PG 0645 |

1811627

(S19-T19-R25) W 246.55 FT OF E 446.55 FT OF GOV LOT 1 S OF RR. | ORB 1100 PG 656 |

2841168

(S19-T19-R25) W 146.55 FT OF E 346.55 FT OF GOV LOT 5 N OF HWY 441 | ORB 1100 PG 656 |

1182573

(S19-T19-R25) E 100 FT OF W 990 FT OF GOV LOT 5 N OF HWY 441 | ORB 730 PG 2018 |

1182964

(S20-T19-R25) E 200 FT OF W 1/2 OF GOV LOT 4 N OF RR |

1182956

(S20-T19-R25) BEG 322.32 FT S OF NW COR OF GOV LOT 5, RUN S TO HWY, SW'LY | ALONG HWY TO PT 640 FT W OF E LINE GOV LOT 4, N TO LAKE, | NE'LY ALONG LAKE TO PT 200 FT W OF NW COR OF GOV LOT 5, | SE'LY TO POB, W 20 FT OF E 1/2 OF GOV LOT 4 N OF RR R/W |

1703638

(S20-T19-R25) FROM NW COR OF GOV LOT 5, RUN S ALONG W LINE OF GOV LOT 5 | 789.32 FT TO S'LY R/W OF HWY 441 FOR POB, RUN N 49DEG 02MIN | E ALONG R/W 275 FT, S 40DEG 58MIN E 157.32 FT, SW'LY | PARALLEL TO HWY 316 FT, N 40DEG 58MIN W 157.32 FT TO S'LY | R/W OF HWY, N 49DEG 2MIN E 41 FT TO POB | ORB 2217 PG 0039 |

1703719

(S20-T19-R25) FROM NW COR OF GOV LOT 5, RUN S 0-27-0 W ALONG W LINE OF | SAID GOV LOT 789.32 FT TO S'LY BOUNDARY OF US HWY 441, S | 49-02-0 W ALONG SAID HWY 191 FT TO POB, RUN S 40-58-0 E | 216.49 FT, S 0-27-0 W ALONG E LINE OF GOV LOT 4 TO CO RD, N | 89-02-40 W 640 FT TO CO RD, N 0-25-0 E ALONG E LINE OF CO RD | TO S'LY R/W OF HWY 441, NE'LY ALONG SAID HWY TO POB | ORB 3636 PG 346 |

1416868

(S20-T19-R25) CAR-VER LOTS 3 TO 5 INCL, LOTS 14 TO 16 INCL--LESS THAT PART| OF LOT 16 DESCRIBED AS FOLLOWS: FROM SE COR OF LOT 17 RUN N | 89DEG 03MIN 10SEC W 79.20 FT FOR POB, RUN N 00DEG 07MIN | 33SEC W 173.88 FT TO N'LY LINE OF LOT 16, N 79DEG 37MIN | 00SEC E TO NE COR OF LOT 16, S ALONG SAID E LINE OF LOT 16 | TO SE COR OF LOT 16, W TO POB--PB 11 PG 63 | ORB 3330 PG 412 |

1746469

(S20-T19-R25) CARVER LOTS 6, 7, 8, 9 S OF HWY, LOTS 10, 11, 12, 13 PB 11 | PG 63 | ORB 3330 PG 412 |

1811775

(S20-T19-R25) FROM NW COR OF GOV LOT 5, RUN S ALONG W LINE OF GOV LOT 5 TO | S'LY LINE OF HWY 441, N 49DEG 02MIN E ALONG HWY 459 FT TO | POB, RUN S 40DEG 58MIN E 157.32 FT, N 49DEG 02MIN E 289 FT | TO DITCH, N'LY ALONG CENTER OF DITCH TO HWY, S 49DEG 02MIN W | ALONG HWY 359 FT TO POB | ORB 1526 PG 1266, ORB 2131 PG 0503 |

2922621

(S20-T19-R25) FROM NE COR GOV LOT 4, RUN S 0DEG 27MIN 16SEC W ALONG E LINE | GOV LOT 4 A DIST OF 789.32 FT TO SE'LY R/W OF US 441, S | 49DEG 02MIN W ALONG SAID R/W 146 FT TO POB, CONT S 49DEG | 02MIN W 45 FT, S 40DEG 58MIN E 216.49 FT TO E LINE GOV LOT | 4, N 0DEG 27MIN 16SEC E ALONG SD E LINE 78.90 FT, N 49DEG | 02MIN E 97.80 FT, N 40DEG 58MIN W 55.17 FT, S 49DEG 02MIN | 00SEC W 105 FT, N 40DEG 58MIN 00SEC W 102.15 FT TO POB | ORB 1542 PG 625 ORB 2609 PG 256 |

1703654

(S20-T19-R25) BEG 200 FT W OF NW COR OF GOV LOT 5, RUN SE'LY TO PT 322.32 | FT S OF NW COR OF GOV LOT 5, S TO HWY, NE'LY ALONG HWY TO | CANAL, NW'LY ALONG CANAL TO N LINE OF GOV LOT 5, W TO NW COR | OF GOV LOT 5, N 20DEG W TO LAKE, BEG AGAIN AT POB, RUN N | 31DEG 50MIN W TO LAKE, NE'LY ALONG LAKE TO INTERSECT FIRST | LINE | ORB 2707 PG 506 |

1182735

(S19-T19-R25) W 75 FT OF E 825 FT OF N 495.5 FT OF GOV LOT 5 S OF HWY |
ORB 2305 PG 0316 |

1182751

(S19-T19-R25) BEG 830.6 FT N & 825 FT W OF SE COR OF SEC FOR POB. RUN N
TO HWY. BEG AGAIN AT POB RUN W TO HWY, NE'LY ALONG HWY TO |
INTERSECT FIRST LINE |
ORB 2041 PG 265 |

1183049

(S20-T19-R25) ABANDONED FORMER ACL R/W--LESS N 1323.45 FT-- |

1183031

(S20-T19-R25) S 1/2 OF GOV LOT 3 NW OF ACL RR & E OF A LINE BEGINNING
AT |NW COR GOV LOT 5 RUNNING N 20-0-0 W TO LAKE, BEG 768.45 FT N |
OF SE COR GOV LOT 3 RUN SW'LY ALONG HWY 128.45 FT FOR POB, N |
41-40-20 W 49.33 FT TO RR, SW'LY ALONG RR TO S LINE OF GOV |
LOT 3, E TO CANAL, SE'LY ALONG CANAL TO HWY, NE'LY ALONG HWY |
TO POB--LESS FROM SE COR OF GOV LOT 3 RUN N 89-07-23 W ALONG |
S LINE OF GOV LOT 3 TO NW'LY LINE OF ACL RR R/W & POB, RUN N |
54-19-05 E ALONG SAID NW'LY LINE OF ACL RR R/W A DIST OF |
418.57 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE |
NW, THENCE ALONG SAID CURVE WITH A RADIUS OF 1394.72 FT & A |
CENTRAL ANGLE OF 18-45-04, RUN NE'LY 456.45 FT, THENCE RUN N |
67-22-31 W 10.57 FT, N 16-48-51 W 35.35 FT, N 03-24-59 W |
20.21 FT, N 27-44-20 W 41.56 FT, N 48-48-06 W 42.73 FT, N |
46-25-39 W 73.05 FT, N 32-51-48 W 91.98 FT, N 65-50-0 W |
80.75 FT, N 28-41-22 W 250.54 FT TO A LINE 250 FT S OF & |
PARALLEL WITH N LINE OF S 1/2 OF GOV LOT 3, THENCE RUN N |
89-07-49 W ALONG SAID LINE A DIST OF 421.86 FT TO WATERS OF |
LAKE GRIFFIN, THENCE RUN ALONG SAID WATERS OF LAKE GRIFFIN S |
34-41-22 E 84.18 FT, S 08-41-50 E 151.96 FT, S 20-53-29 W |
101.26 FT, S 13-41-48 W 97.61 FT, S 88-52-54 E 69.60 FT, S |
22-28-21 E 160.15 FT, S 83-16-36 W 83.01 FT, S 08-10-14 E |
95.88 FT, S 76-10-30 E 154.44 FT, S 36-36-01 W 208.99 FT, S |
37-58-23 W 112.97 FT, S 09-39-18 W 115.61 FT, S 20-0-0 E |
77.58 FT TO SW COR OF GOV LOT 3, S 89-07-23 E 393.65 FT |
ALONG S LINE OF GOV LOT 3 TO POB-- |
ORB 932 PGS 1105, 1106 |

3620101

(S20-T19-R25) FROM NE COR OF GOV LOT 4 RUN S 00DEG 27MIN 16SEC W
789.32 FT | TO SE'LY R/W LINE OF US HWY 441, S 49DEG 02MIN 00SEC W
ALONG | SAID HWY 41 FT FOR POB, CONT S 49DEG 02MIN 00SEC W 105 FT, S |
40DEG 58MIN 00SEC E 102.15 FT, N 49DEG 02MIN 00SEC E 105 FT, |
N 40DEG 58MIN 00SEC W 102.15 FT TO POB--LESS SR 500-- |
ORB 2514 PG 1558 ORB 3497 PG 572 |

1182948

(S20-T19-R25) FROM SW COR OF GOV LOT 2 RUN N 412 FT, E 524.29 FT, N |
25-23-40 W 88.42 FT FOR POB, CONT N 25-23-40 W TO SE R/W OF |
HWY 441, BEG AGAIN AT POB RUN E 77.7 FT, N 0-03-40 W 85.92 |

FT, N 25-23-40 W TO SE R/W OF HWY 441, SW'LY ALONG R/W 110 |
FT TO INTERSECT FIRST LINE |
ORB 3195 PG 2110 |

1182981

(S20-T19-R25) BEG AT CENTER OF SEC, RUN N 381.12 FT TO HWY, BEG AGAIN AT | POB, RUN S 58DEG 46MIN 30SEC W 127 FT, N 22DEG 42MIN 05SEC W | 279.74 FT TO HWY, NE'LY ALONG HWY TO INTERSECT FIRST | LINE--LESS FROM NW COR OF GOV LOT 5 RUN S 89-06-46 E 889.09 | FT TO EXISTING S'LY R/W LINE OF SR 500, SAID EXISTING S'LY | R/W LINE BEING PARALLEL WITH & 100 FT SE'LY OF, WHEN | MEASURED AT RIGHT ANGLES, TO CENTERLINE OF SR 500, N | 49-16-54 E ALONG SAID S'LY R/W LINE 284.77 FT FOR POB, RUN S | 22-27-51 E 3.45 FT, N 49-16-54 E 269.74 FT, N 00-45-24 E | 4.38 FT TO S'LY R/W LINE OF SR 500, S 49-16-54 W 271.55 FT | TO POB FOR RD R/W-- | ORB 1561 PG 1472 |

1183278

(S20-T19-R25) FROM NE COR OF S 1/2 OF GOV LOT 2 RUN N 89-57-27 W 417.42 FT | FOR POB, RUN S 50-08-27 E 34.95 FT TO NW'LY R/W OF US HWY | 441, S 56-01-01 W ALONG SAID R/W 292.20 FT TO THE BEGINNING | OF A CURVE CONCAVE SE'LY & HAVING A RADIUS OF 5797.65 FT, | THENCE SW'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF | 0-52-22 AN ARC LENGTH OF 88.32 FT, N 35-09-24 W 245.8 FT TO | A POINT ON THE CURVED E'LY R/W OF SR 44, SAID POINT BEING S | 71-14-37 E FROM THE RADIUS POINT, SAID CURVE BEING CONCAVE | W'LY & HAVING A RADIUS OF 2325.01 FT, THENCE N'LY ALONG SAID | R/W THROUGH A CENTRAL ANGLE OF 0-54-26 AN ARC LENGTH OF 36.82 | FT TO N LINE OF S 1/2 OF GOV LOT 2, S 89-57-27 E ALONG SAID | N LINE OF S 1/2 OF GOV LOT 2 TO POB--LESS FROM NW COR OF S | 1/2 OF GOV LOT 2 RUN S 89-10-25 E 424.62 FT TO EXISTING E'LY | R/W LINE OF OLD SR 44 FOR POB, CONT S 89-10-25 E 20.91 FT, S | 12-20-30 W 64.51 FT, N 34-01-40 W 34.32 FT TO EXISTING E'LY | R/W LINE OF OLD SR 44, NE'LY ALONG SAID E'LY R/W LINE TO POB | OF RD R/W-- | ORB 1683 PG 2104 |

1183201

(S20-T19-R25) FROM NW COR OF GOV LOT 5, RUN S 0DEG 27MIN W ALONG W LINE OF | SAID GOV LOT 5, 789.32 FT TO S'LY R/W OF US HWY 441, RUN N | 49DEG 2MIN E ALONG SAID R/W 359 FT FOR POB, CONT SAME | BEARING 100 FT, S 40DEG 58MIN E 157.32 FT, S 49DEG 2MIN W | 100 FT, N 40DEG 58MIN W 157.32 FT TO POB | ORB 3233 PG 2240 ORB 3233 PG 2242 |

3771629

(S20-T19-R25) FROM NW COR OF GOV LOT 5 RUN S 00DEG 27MIN 00SEC W 789.32 FT | TO SE'LY R/W LINE OF US HWY 441, N 49DEG 02MIN 00SEC E 459 |

FT, S 40DEG 58MIN 00SEC E 157.32 FT FOR POB, CONT S 40DEG |
58MIN 00SEC E 50 FT, S 49DEG 02MIN 00SEC W 100 FT, N 40DEG |
58MIN 00SEC W 50 FT, N 49DEG 02MIN 00SEC E 100 FT TO POB |
ORB 3233 PG 2287 ORB 3233 PG 2290 |

1811759

(S20-T19-R25) FROM SE COR OF GOV LOT 3 RUN N 0-31-10 E ALONG SAID E LINE | OF GOV LOT 3 A DIST OF 768.45 FT TO N'LY R/W LINE OF OLD SR | 44 & 500 FOR POB, CONT N 0-13-10 E ALONG SAID E BOUNDARY OF | SAID GOV LOT 3 A DIST OF 219.40 FT TO THE POINT OF | INTERSECTION WITH THE E'LY R/W BOUNDARY OF ACL RR, SAID R/W | BOUNDARY BEING PARALLEL WITH & 25 FT FROM, WHEN MEASURED AT | RIGHT ANGLES, TO THE CENTERLINE OF SAID RR, THENCE SE'LY | ALONG THE CURVE TO THE RIGHT OF THE SAID R/W LINE, A CHORD | DIST OF 306 FT & A CHORD BEARING OF S 21-40-20 W, THENCE RUN | S 41-20-40 E 49.33 FT TO OLD SR 44 & 500, CONT S 41-20-40 E | 55.47 FT TO WHICH IS LOCATED ON THE NEW R/W BOUNDARY OF SR | 44 & 500, SAID BOUNDARY BEING PARALLEL WITH & 45 FT FROM, | WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF FORMER | 200 FT WIDE R/W, THENCE RUN NE'LY ALONG THE CURVE TO THE | LEFT OF SAID NEW R/W BOUNDARY, FOR A CHORD DIST OF 64.79 FT | & A CHORD BEARING OF N 38-52-50 E TO E BOUNDARY OF GOV LOT | 3, N 0-31-10 E ALONG SAID E LINE 92.74 FT TO POB--LESS FROM | NE COR OF GOV LOT 3 RUN S 0-47-12 W 1970.61 FT TO A POINT ON | THE EXISTING N'LY R/W LINE OF SR 44, SAID EXISTING N'LY R/W | LINE BEING A NON-TANGENT CURVE CONCAVE NW'LY & HAVING A | RADIUS OF 2247.01 FT, SAID CURVE BEING CONCENTRIC WITH & 45 | FT NW'LY OF, WHEN MEASURED RADially TO THE CENTERLINE OF | SURVEY FOR SR 44, THENCE FROM A TANGENT BEARING OF S | 38-03-34 W, RUN SW'LY 17.37 FT ALONG THE ARC OF SAID CURVE & | SAID EXISTING N'LY R/W LINE WITH A CHORD BEARING OF S | 38-16-51 W THRU A CENTRAL ANGLE OF 0-26-34 FOR POB, CONT | SW'LY 47.28 FT ALONG THE ARC OF SAID CURVE & SAID EXISTING N | R/W LINE WITH A CHORD BEARING OF S 39-06-18 W THRU A CENTRAL | ANGLE OF 01-12-20 TO A POINT, THENCE N 41-28-38 W 13.09 FT | ALONG SAID EXISTING N'LY R/W LINE TO A POINT, THENCE N | 55-04-34 E 46.95 FT TO POB FOR RD R/W-- | ORB 1351 PG 692 ORB 2985 PG 983 |

1416841

(S20-T19-R25) CAR-VER LOT 1--LESS FROM SE COR OF LOT 18 RUN N 0-39-25 E | 442.80 FT FOR POB, RUN N 63-13-44 W 7.19 FT TO A POINT ON A | NONTANGENT CURVE CONCAVE NW'LY & HAVING A RADIUS OF 1415.41 | FT, SAID CURVE BEING CONCENTRIC WITH & 109.84 FT SE'LY OF | WHEN MEASURED RADially TO THE CENTERLINE OF SR 500, THENCE | FROM TANGENT BEARING OF S 59-40-29 W, RUN SW'LY 259.32 FT | ALONG THE ARC OF SAID CURVE WITH A CHORD BEARING OF S | 64-55-25 W THRU A CENTRAL ANGLE OF 10-29-51 TO A POINT ON W | LINE OF SAID LOT 1, N 0-35-25 E 10.51 FT TO EXISTING S'LY | R/W LINE OF SR 500, SAID S'LY R/W BEING A NONTANGENT CURVE |

CONCAVE NW'LY & HAVING A RADIUS OF 1405.57 FT, THENCE FROM A |
TANGENT BEARING OF N 70-01-22 E, RUN NE'LY 267.34 FT ALONG |
THE ARC OF SAID CURVE & SAID EXISTING S'LY R/W LINE WITH A |
CHORD BEARING OF N 64-34-26 E THRU A CENTRAL ANGLE OF |

10-53-52 TO E LINE OF LOT 1, S 0-35-25 W 18.60 FT TO POB OF |
 RD R/W--LOT 18--LESS BEG AT SE COR OF LOT 18, RUN N 0-24-40 |
 E ALONG W R/W LINE OF TOMATO HILL RD 442.74 FT TO S R/W LINE |
 OF US HWY 441, N 63-55-09 W ALONG SAID R/W LINE 7.24 FT TO A |
 POINT OF CUSP WITH A CURVE CONCAVE TO THE NW, HAVING A |
 RADIUS OF 1415.41 FT & TO WHICH POINT A RADIAL LINE BEARS S |
 30-33-12 E, THENCE SW'LY 7.54 FT ALONG SAID CURVE THRU A |
 CENTRAL ANGLE OF 0-18-19 TO A POINT THAT IS 13 FT W OF & |
 PARALLEL WITH THE E LINE OF SAID LOTS 1 & 18, S 0-24-40 W |
 428.89 FT TO A POINT THAT IS 13 FT N OF & PARALLEL WITH THE |
 S LINE OF SAID LOT 18, N 89-03-09 W 226.30 FT TO W LINE OF |
 LOT 18, S 0-23-25 W 13 FT TO S LINE OF LOT 18, S 89-03-09 E |
 239.30 FT FOR RD R/W--LOT 2 PB 11 PG 63 |
 ORB 3131 PG 1264 |

1182832

(S19-T19-R25) E 600 FT OF N 495.5 FT OF GOV LOT 5, S OF HWY |

1182727

(S19-T19-R25) W 75 FT OF E 750 FT OF N 495.5 FT OF GOV LOT 5, S OF HWY |
 ORB 1288 PG 1393 |

1182719

(S19-T19-R25) W 75 FT OF E 675 FT OF N 495.5 FT OF GOV LOT 5, S OF HWY |
 ORB 1288 PG 1393 |

1183171

(S20-T19-R25) FROM INTERSECTION OF W LINE OF GOV LOT 4 WITH N'LY
 R/W LINE |
 OF HWY 441, RUN E'LY ALONG R/W 400 FT FOR POB, CONT E'LY |
 ALONG SAID R/W 290.5 FT, N TO S'LY R/W OF SCL RR, W'LY ALONG |
 SAID S'LY R/W TO PT N 12DEG 36MIN 30SEC W OF POB, S 12DEG |
 36MIN 30SEC E 190 FT TO POB |
 ORB 795 PG 2023 |

1183189

(S20-T19-R25) BEG AT INTERSECTION OF W LINE OF GOV LOT 4 WITH N'LY
 R/W OF | HWY 441, RUN E'LY ALONG SAID R/W 400 FT, N 12DEG 36MIN
 30SEC | W TO S'LY R/W OF ACL RR, W'LY ALONG SAID R/W TO W LINE OF |
 GOV LOT 4, S TO POB | ORB 795 PG 2023 |

1801737

(S20-T19-R25) BEG ON W LINE OF GOV LOT 4 ON N'LY R/W LINE OF ABANDONED SCL | RR RUN N ALONG W LINE OF GOV LOT 4 A DISTANCE OF 40 FT E'LY | PARALLEL TO N'LY R/W LINE OF ABANDONED SCL RR TO A PT 20 FT | E OF W LINE OF GOV LOT 4, N 20 FT E OF AND PARALLEL TO W | LINE OF GOV LOT 4 TO A PT 2802.83 FT N OF SW COR OF GOV LOT | 4, E TO PT 460 FT E OF W LINE OF GOV LOT 4, S TO RR R/W W'LY |

ALONG RR R/W TO POB |
ORB 2234 PG 20 |

3792701

(S20-T19-R25)CAR-VER BEG AT SE COR OF LOT 17, RUN N 89DEG 03MIN 10SEC W | 79.20 FT, N 00DEG 07MIN 33SEC W 173.88 FT TO N'LY LINE OF |
LOT 16, N 79DEG 37MIN 00SEC E 82.16 FT TO NE'LY COR OF LOT |
17, S 00DEG 22MIN 30SEC W 190 FT TO POB, BEING PART OF LOT |
16, ALL OF LOT 17 PB 11 PG 63 |
ORB 1853 PG 790 |

1183286

(S20-T19-R25)FROM SW COR OF GOV LOT 2 RUN N 412 FT, E 524.29 FT FOR POB, |
| RUN N 25-23-40 W 88.42 FT, E 77.7 FT, N 85.92 FT, N 25-23-40 |
W TO R/W HWY 441, NE'LY ALONG R/W TO E LINE OF GOV LOT 2, S |
TO A PT E OF POB, W TO POB--LESS FROM NE COR OF SEC RUN S |
0-50-14 W 369.91 FT TO A POINT ON EXISTING S'LY R/W LINE OF |
SR 500, SAID EXISTING S'LY R/W LINE BEING PARALLEL WITH & |
100 FT SE'LY OF, WHEN MEASURED AT RIGHT ANGLES TO THE |
CENTERLINE OF SR 500, S 56-49-57 W 1616.74 FT TO E LINE OF |
GOV LOT 2 & POB, CONT S 56-49-57 W 498.51 FT, S 0-48-43 W |
11.87 FT, N 56-49-47 E 498.51 FT, N 0-48-43 E 11.87 FT TO |
POB OF RD R/W & LESS FROM NE COR OF SEC RUN S 0-50-14 W |
369.91 FT TO A POINT EXISTING S'LY R/W LINE OF SR 500, SAID |
EXISTING S'LY R/W LINE BEING PARALLEL WITH & 100 FT SE'LY |
OF, WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SR |
500, S 56-49-47 W ALONG SAID R/W LINE 1616.74 FT TO E LINE |
OF GOV LOT 2, CONT S 56-49-57 W 498.51 FT, S 0-48-43 W 11.87 |
FT TO A POINT ON A LINE BEING PARALLEL WITH 109.84 FT SE'LY |
OF, WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SR |
500, CONT S 0-48-43 W 281.97 FT FOR POB, RUN S 89-05-22 E |
239.50 FT, S 0-48-43 W 393.70 FT, N 89-05-22 W 239.50 FT, N |
0-48-43 E 393.70 FT TO POB & LESS FROM SW COR OF GOV LOT 2 |
RUN S 88-43-43 E 294.44 FT TO E'LY R/W LINE OF PROPOSED |
SLEEPY HOLLOW RD, N 48-10-41 E 67.48 FT TO A POINT OF |
CURVATURE OF A CURVE CONCAVE NW'LY, HAVING A CENTRAL ANGLE |
OF 43-49-34 & A RADIUS OF 551 FT, THENCE NE'LY ALONG THE ARC |
OF SAID CURVE A DIST OF 421.46 FT FOR POB, A CHORD BEARING & |
DIST BETWEEN SAID POINTS BEING N 26-15-54 E 411.27 FT, |
THENCE CONT NE'LY ALONG THE ARC OF SAID CURVE, HAVING A |
CENTRAL ANGLE OF 07-35-58, A DIST OF 73.08 FT, A CHORD |
BEARING & DIST BETWEEN SAID POINTS BEING N 0-33-09 E 73.03 |
FT, THENCE N 88-43-43 W 33.75 FT, S 24-07-23 E 80.83 FT TO |
POB OF RD R/W-- |
ORB 851 PG 1289 |

3874294

(S20-T19-R25)FROM SE COR OF GOV LOT 3 RUN N 89-07-23 W ALONG S LINE
OF | GOV LOT 3 TO NW'LY LINE OF ACL RR R/W & POB, RUN N 54-19-05 |

E ALONG SAID NW'LY LINE OF ACL RR R/W A DIST OF 418.57 FT TO |
 A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NW, THENCE |
 ALONG SAID CURVE WITH A RADIUS OF 1394.72 FT & A CENTRAL |
 ANGLE OF 18-45-04, RUN NE'LY 456.45 FT, THENCE RUN N |
 67-22-31 W 10.57 FT, N 16-48-51 W 35.35 FT, N 03-24-59 W |
 20.21 FT, N 27-44-20 W 41.56 FT, N 48-48-06 W 42.73 FT, N |
 46-25-39 W 73.05 FT, N 32-51-48 W 91.98 FT, N 65-50-0 W |
 80.75 FT, N 28-41-22 W 250.54 FT TO A LINE 250 FT S OF & |
 PARALLEL WITH N LINE OF S 1/2 OF GOV LOT 3, THENCE RUN N |
 89-07-49 W ALONG SAID LINE A DIST OF 421.86 FT TO WATERS OF |
 LAKE GRIFFIN, THENCE RUN ALONG SAID WATERS OF LAKE GRIFFIN S |
 34-41-22 E 84.18 FT, S 08-41-50 E 151.96 FT, S 20-53-29 W |
 101.26 FT, S 13-41-48 W 97.61 FT, S 88-52-54 E 69.60 FT, S |
 22-28-21 E 160.15 FT, S 83-16-36 W 83.01 FT, S 08-10-14 E |
 95.88 FT, S 76-10-30 E 154.44 FT, S 36-36-01 W 208.99 FT, S |
 37-58-23 W 112.97 FT, S 09-39-18 W 115.61 FT, S 20-0-0 E |
 77.58 FT TO SW COR OF GOV LOT 3, S 89-07-23 E 393.65 FT |
 ALONG S LINE OF GOV LOT 3 TO POB |
 ORB 3695 PG 1842 |

3824890

(S20-T19-R25)FROM NE COR OF SEC RUN S 0-50-14 W 369.91 FT TO EXISTING |
 S'LY R/W LINE OF SR 500, SAID EXISTING S'LY R/W LINE BEING |
 PARALLEL WITH 100 FT SE'LY OF, WHEN MEASURED AT RIGHT ANGLES |
 TO THE CENTERLINE OF SR 500, S 56-49-57 W ALONG S'LY R/W |
 LINE 1616.74 FT TO E LINE OF GOV LOT 2, CONT S 56-49-47 W |
 498.51 FT, S 0-48-43 W 293.84 FT FOR POB, RUN S 89-05-22 E |
 239.50 FT, S 0-48-43 W 393.70 FT, N 89-05-22 W 239.50 FT, N |
 0-48-43 E 393.70 FT TO POB |
 ORB 2342 PG 1675 |

2539046

(S20-T19-R25)BEG 52.22 FT E OF NW COR OF SW 1/4 OF NE 1/4, RUN E TO W'LY |
 |R/W OF SR 44 SAID PT BEING PT A, BEG AGAIN AT POB & RUN S'LY |
 ALONG E'LY R/W OF RR 123.27 FT, S 69DEG 46MIN 44SEC E A DIST |
 OF 166.72 FT, S 53DEG 20MIN 09SEC E TO W'LY R/W OF SR 44, |
 NW'LY ALONG SAID RD R/W TO PT A |
 ORB 751 PG 586 |

2664401

(S20-T19-R25)FROM NW COR OF SW 1/4 OF NE 1/4 RUN S 89DEG 25MIN 01SEC
 E | 52.22 FT TO E R/W OF RR, SW'LY ALONG SAID E R/W 123.27 FT TO |
 POB, CONTINUE SW'LY ALONG E R/W OF RR 155.02 FT, S 56DEG |
 07MIN 34SEC E 182.29 FT TO W'LY R/W ST RD 44 & POINT A, BEG |

AT POB RUN S 69DEG 46MIN 44SEC E 166.72 FT, S 53DEG 20MIN |
09SEC E 61.01 FT TO W'LY R/W ST RD 44, SW'LY ALONG SAID R/W |
179.95 FT TO POINT A |
ORB 768 PG 1665 |

1703701

(S20-T19-R25)FROM NW COR OF GOV LOT 5, RUN S 0DEG 27MIN W
789.32 FT TO S |R/W LINE OF US HWY NO 441, N 49DEG 02MIN E
ALONG SAID R/W | 275 FT FOR POB, CONT SAME BEARING 84 FT,
S 40DEG 58MIN E |
157.32 FT, S 49DEG 02MIN W 84 FT, N 40DEG 58MIN W
157.32 FT | TO POB |
ORB 3826 PG 1207 |

1183057

(S20-T19-R25)STRIP OF LAND BETWEEN SR-44 & HWY 441 SW OF
DEQUINE LAND |

APPENDIX B – ASSESSED VALUES

AltKey	ParcelNumb	OwnerName	LandValue	BuildingVa	MiscValue	AssessedVa
1183201	201925000300005800	MARTIN JULIA B TRUSTEE	102369	105651	4808	212828
1182573	191925000400004301	BOWSER LOIS R	13661	15829	5654	35144
1182981	201925000200001902	HOLLY'S LLC	175215	42025	22000	239240
1811775	201925000300003801	STEELE DARRIN W & CYNTHIA L	207708	263220	16625	487553
1703638	201925000300003800	CHEROKEE ACQUISITION CORPORATION	198448	45518	14093	258059
1703701	201925000300005600	SUNBELT HOME SALES INC	85631	79140	2916	167687
2841168	191925000400004303	BOWSER ERNEST R & LOIS R	14392	0	0	14392
2922621	201925000300007800	NICKAL HOLDINGS LLC	64427	167371	3946	235744
3620101	201925000300006400	KUTCH FRANK J JR & CHERLYN KAY RENNER-	75194	153420	0	228614
3792701	201925010100001600	SHELLEY WINSTON G & JOY A	29268	61359	0	90627
3824890	201925000100006800	STATE OF FLORIDA TRANSPORTATION	6480	0	0	6480
1811627	191925000400000301	BOWSER ERNEST R & LOIS R	98791	0	0	98791
1182751	191925000400004400	ENGELKING MERL D & CYNTHIA	98072	12965	1062	112099
1183171	201925000300002202	SHELLEY WINSTON G	119298	75595	730	195623
1703719	201925000300002400	CITY OF LEESBURG	309698	0	0	309698
1811759	201925000200001500	PALMER ROBERT N & SUYAPA C PALMER	17500	43190	296	60986
1182972	201925000100000300	BETHEL WILLIAM D & PAT	24300	0	422	24722
1746469	201925010100000600	CPG ENTERPRISES LLC	157218	305230	14609	477057
1182719	191925000400004602	RAYMOND ROY C & MARILYN N TRUSTEES	19929	0	0	19929
2539046	201925000100000301	STUMBO TILDEN RAY TRUSTEE	25029	0	0	25029
1183031	201925000200001800	HENNING HARRY T ET AL	114596	42882	1829	159307
1416868	201925010100000300	CPG ENTERPRISES LLC	119166	0	19123	138289
1183057	201925000100000400	TIITF/STATE OF FLORIDA	8040	0	0	8040
1182727	191925000400004601	RAYMOND ROY C & MARILYN N TRUSTEES	21726	0	0	21726
1183286	201925000100000500	SOUTHERN FISH CULTURISTS INC	502994	21059	1305	525358
1182832	191925000400004600	RAYMOND ROY C & MARILYN N TRUSTEES	100087	0	0	100087
1182956	201925000300002100	C C & B PROPERTIES	34267	0	0	34267
2664401	201925000100005900	STUMBO TILDEN RAY TRUSTEE	20684	0	0	20684
1182735	191925000400004500	ENGELKING MERL D & CYNTHIA	41164	31663	1249	74076
1416841	201925010100000100	COLE RT LEESBURG FL LLC	573258	250927	216313	1040498

1183278	201925000100000503	PANTRY INC	ATTN TAX DEPT	394914	136919	12638	544471
1182964	201925000300002301	C C & B PROPERTIES		1243	0	0	1243
1801737	201925000300002300	SHELLEY WINSTON G & AMBER N		96180	0	6175	102355
1183189	201925000300002201	SHELLEY WINSTON G		189903	221442	24488	435833
3771629	201925000300006600	MARTIN JULIA B TRUSTEE		1375	0	0	1375
		DUKE ENERGY CENTER	TAX DEPT -				
1183049	201925000200005000	DEC41B		8891	0	0	8891
		LAKE COUNTY BCC	ATTN COUNTY				
1182948	201925000100000601	ATTORNEY		144306	0	0	144306
1182964	201925000300002301	C C & B PROPERTIES		1243	0	0	1243
1182964	201925000300002301	C C & B PROPERTIES		1243	0	0	1243
1703654	201925000300002000	EMBASSY MARINA PLAZA LLC		115542	0	14618	130160
1703654	201925000300002000	EMBASSY MARINA PLAZA LLC		115542	0	14618	130160
3874294	201925000200007500	ST JOHNS RIVER WATER MANAGEMENT DISTRICT		662	0	0	662